

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Patricia A. Brown a/k/a Patricia Anne Brown  
a/k/a Pat Brown a/k/a Patricia A. Tucker  
Debtor(s)

CHAPTER 13

U.S. Bank Trust Company, National Association, not in  
its individual capacity but solely in its capacity as  
Indenture Trustee of CIM Trust 2023-NR1  
Movant

NO. 22-11904 AMC

vs.

Patricia A. Brown a/k/a Patricia Anne Brown a/k/a Pat  
Brown a/k/a Patricia A. Tucker  
Debtor(s)

11 U.S.C. Section 362

Kenneth E. West

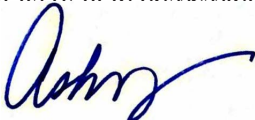
Trustee

**ORDER**

AND NOW, this       day of       , 2024 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 4 Sweetbriar Road, Coatesville, PA 19320 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

**Date: December 19, 2024**

  
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United States Bankruptcy Judge.